

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION

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I. CONTACT INFORMATION		
	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Bruce Maus	Matt Glaesman
Organization	Grubb & Ellis Northco (broker)	Community Development Director
Address	5353 Wayzata Blvd, Suite 400	400 Second Street South
City / State / Zip	Minneapolis, MN 55416-1340	St. Cloud, MN 56301
County	Hennepin	Stearns
Phone	952-820-1619	320-255-7218 ext 3110
FAX	952-820-1620	320-255-7258
E-Mail	bmaus@northco.com	matt.glaesman@ci.stcloud.mn.us

*Note Type of Organization (Owner, Broker, Representative, etc.)

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP	
Site Name and Address	
Site Name/Designation	Airport Business Park
Primary PIN Number(s)	170200800-170241500-170200300-170200400-170200500-170201600-170241600
Legal Description	St. Cloud Airport Business Park 3rd Addition - See Exhibit 1
Address	3200 Energy Drive & 401 Electron Drive
City	St. Cloud
County	Benton

Site Information	
Total developable land	172 acres
Number of Parcels	6
Distance to major state/U.S. highway	3.2 miles
Directions from Interstate or Major Highway: Arriving from US Hwy 10 from the south exit Hwy 23 east. Proceed 2.6 miles and turn right on 35th Ave NE and proceed 0.6 miles to ABP entrance	
Geotechnical Soil Tests	Exhibit 9
Property Covenants	Exhibit 10

Attach following schedules for parcel and lot:

- List of parcels/lots and designation within each site.
- Market price for each parcel or lot in \$/SF, \$/acre and \$/lot.
- Any special assessments and the amount due for each lot in \$/year and current balance (\$) for each lot.
- Real estate taxes payable in the current year by lot or parcel.

Exhibit 11

Required Documentation	
Please enter "yes" in box to the right if the document is attached	
Title Commitment using 2006 ALTA Commitment Form	Exhibit 2
ALTA Survey (ASC 2005)	Exhibits 3
Site is owned, attach copy of option or purchase agreement	Exhibits 4, 4A & 4B
Copy of site layout	Exhibit 5-5A
Copy of aerial photo(s) identifying site location/major highways	Exhibit 6
Schedule and required submittals for site plan approval/permits	Exhibits 7 & 7A
Updated Community Profile as reported in MNPRO's database	Exhibit 8
Will site comply with LEED Certified site requirements? (Refer to instructions for more details)	Yes

Identify All Current Property Owners for This Site		
	Owner # 1	Owner #2
Name	City of St. Cloud	NA
Address	400 Second St South	
City / State / Zip	St. Cloud, MN 56301	
Phone	320-255-7218 ext 3110	
E-Mail	matt.glaesman@ci.stcloud.mn.us	

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III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION
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Land Use Information

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Provide brief description of previous and current land uses of site .	Previous land use has been agricultural. Current land use agricultural and industrial
Identify current and previous uses of adjacent parcels.	Land use for most surrounding parcels is agricultural and some industrial

Current and Planned Zoning

Current and planned zoning designation for the site.	I-3 Planned Industrial
Current and planned zoning designation for land within 500 feet of the site.	
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of St. Cloud

IV. ECONOMIC DEVELOPMENT ZONES

Identify whether **the site** is currently located within any of the following economic development zone designations:

Identify whether **parcels adjacent to the site** are currently located within any of the following economic development zone designations:

JOBZ - Job Opportunity Building Zone	Yes or No
Enterprise Zone	Yes or No
Foreign Trade Zone	Yes or No
Transit Development Zone	Yes or No
Tax Increment Financing (TIF)	Yes or No
New Market Tax Credits	Yes or No

JOBZ - Job Opportunity Building Zone	Yes
Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Increment Financing (TIF)	No
New Market Tax Credits	No

V. ENVIRONMENTAL SITE ASSESSMENT**Date Completed**

Feb-01

Has a Phase I Environmental Assessment been completed in accordance with ASTM Standard E 1527-05? (Report should include record of historical use of site, as well as an archeological and endangered species assessment)
Include a copy of the report with the application.

Yes

Yes - Exhibit 12, 12A, 12B, 12C, 12D

Was a Phase II Environmental Study required? If so, attach a copy.

Yes or No

No

VI. TRANSPORTATION

Interstate Highway	
Distance to closest north/south interstate highway	9 miles
•Identify interstate route number	I-94
Distance to closest east/west interstate highway	miles
•Identify interstate route number	

River/Inland/Sea Port/Airport	
Does the site have access to a navigable river, inland or sea port?	No
Distance to closest port	65 miles
Distance to closest International Airport	80 miles
Distance to local/regional airport	1 miles
Runway length	7,000 feet
Navigational Aids	Beacon, DME, ILS, VOR/DME

Rail Access Contact Information and Service Description

NA

Nearest Intermodal Facility: 65 miles

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Electric Power Providers and Service Description	
Contact Name	Steve Kosbab
Company	East Central Energy
Address	270 Tenth Street NE, P O Box 98

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City / State / Zip	Milaca, MN 56353
Phone	800-254-7944 ext 4008
E-Mail	steve.kosbab@ecemn.com

Is three-phase electric service currently at or within the boundary of this site?	Yes
If yes, what voltages are available?	120/208 and 277/480 or 12.47 KV Primary Service
Is existing service overhead or underground?	Underground
Is a loop (underground loop with two different delivery points) available at site?	Yes (two feeders out of same substation)
What is the approximate distance to the nearest substation servicing this site?	3 miles
Is there a potential for dual feed to the site from two different substations?	No, unless the load was large enough to require a new substation in the industrial park itself
What is the largest demand that can be served at this site using existing system?	Approximately 5 MVA or 1500 KVA per service connection at 277/480 volts

Natural Gas Providers and Service Description	
Contact Name	Mark Osendorf
Company	Xcel Energy
Address	P O Box 808
City / State / Zip	St. Cloud, MN 56.02
Phone	320-255-8631
E-Mail	mark.f.osendorf@xcelenergy.com

Is there natural gas service currently available at the site?	Yes
If yes, what is the natural gas line size to the site?	4 inch PE
Line Capacity	MCF/hour
Pressure (PSI)	60 PSI

Municipal Water Provider and Service Description	
Contact Name	Matt Glaesman
Municipality	St. Cloud
Address	400 Second Street South
City / State / Zip	St. Cloud, MN 56301
Phone	320-255-7218 ext 3110
E-Mail	matt.glaesman@ci.stcloud.mn.us

Head pressure at closest hydrant	60 PSI
Flow rate at nearest hydrant	1400 GPM
Attach chemical profile of water	Exhibit 13
Is water from surface or ground water source?	Surface Water
Is water source part of looped system with feed from two sources?	No
Any planned upgrades, if so, when?	No
What will be the incremental capacity?	NA
Will redundancy or loop be added?	No

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Municipal Sanitary Sewer Provider and Service Description			Page 4 of 4
Contact Name	Matt Glaesman	Sewer line in place near/at site?	Yes
Municipality	St. Cloud	Diameter of line at site	8 inches
Address	400 Second Street South	Size of sewer main in public right-of-way?	24 inches

City / State / Zip	St. Cloud, MN 56301	Depth of sewer in public right-of-way?	15 feet
Phone	320-255-7218 ext 3110	Any special pretreatment requirements?	No
E-Mail	matt.glaesman@ci.stcloud.mn.us	Any incremental treatment capacity planned? If yes, note additional capacity	No

Municipal Storm Sewer Service Description/Requirements		Based on City Engineer input:	
Contact Name	Matt Glaesman	Capacity of sewer during 5-year storm event	97.4 CFS (36") 401 Electron Dr 8.9 CFS (18") 3200 Energy Dr
Municipality	St. Cloud	Capacity of sewer during 10-year storm event	97.4 CFS (36") 401 Electron Dr 8.9 CFS (18") 3200 Energy Dr
Address	400 Second Street South	Capacity of sewer during 20-year storm event	97.4 CFS (36") 401 Electron Dr 8.9 CFS (18") 3200 Energy Dr
City / State / Zip	St. Cloud, MN 56301		
Phone	320-255-7218 ext 3110		
E-Mail	matt.glaesman@ci.stcloud.mn.us		
Any additional storm water treatment or rate of discharge control required for this site?			Yes or No
If yes, describe treatment/control required:			

MPCA MS4 (Small Municipal Separate Storm Sewer Systems) program compliance:	
Are you required to obtain permit coverage for storm water discharges? If yes, attach copy of MPCA letter on permit application.	Yes - Exhibit 14
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	Yes or No
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?	Yes or No
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)	Yes - Exhibit 15

Telecommunications Providers and Service Description	
Contact Name	Deborah Brehmer
Company	Qwest Communications
Address	425 East St. Germain
City / State / Zip	St. Cloud, MN 56304-4000
Phone	320-255-8294
E-Mail	Deborah.Brehmer@qwest.com
Is there telecommunications service currently available at the site?	Along County Road 8
Does the site have broadband service?	NO BB, T1 Available
If there is broadband service, what is the upstream band width?	Mbps
What is the downstream band width?	Mbps
What is the type of delivery medium (copper, fiber optics, etc.)	Copper & Fiber
If service not available, how soon could it be installed?	2 to 3 wks if copper - 4 mths-BB & Fiber

VIII. VERIFICATION AND ASSURANCE

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MNPRO web site, and that the site information and community profile will be updated every 120 days. Signature: _____

Name: Bruce Maus	Title: Senior Vice President	Organization: Grubb & Ellis Northco Real Estate Services, LLC	12/26/10
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